

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 19, 2020
(Approved September 16, 2020)**

The Planning Commission held their monthly meeting on Wednesday, August 19, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present were Marjorie Brown, Township Solicitor, and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Changes to the minutes were discussed. Mrs. Alexis made a motion to accept the minutes with the corrections indicated for the July 15, 2020 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 4-0-1 with Mr. Lacon abstaining.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Review of Sketch Plan Application for 804 Vaughn Road Apartments Land Development

Mr. McLaughlin expressed his frustration regarding the zoning issue and is confused as to where it stands. He stated a letter was sent to Mark Hosterman back in March asking for a review under section 916.2 of the Municipalities Planning Code. To date he has spent \$16,000 and that the purpose of that letter to Mr. Hosterman was to avoid spending money if there wasn't a viable option or clarification. Mr. McLaughlin also noted Mr. Flaharty says in his review letter the lot "appears" to be nonconforming. He would like that clarified. Ms. Brown stated in December he came before the Planning Commission requesting their review, no consultant review. At a later date, Mr. McLaughlin's lawyer sent a letter to Mr. Hosterman, who was not aware he had submitted a sketch plan application, about having a preliminary opinion under MPC 916.2 from the zoning officer on the use issue. Ms. Brown noted she had spoken with Mr. McLaughlin's attorney about getting consultant reviews and advised his attorney the zoning ordinance does not treat this as a nonconforming use; it is a use permitted by right, and he would need zoning relief to build additional buildings. Ms. Brown also stated she had Mr. Hosterman review the use issue and he came to the same conclusion as Ms. Brown. Ms. Brown asked Mr. McLaughlin if he wanted to pay for a Zoning Officer review letter at this time and he did not specifically answer the question. Mr. McLaughlin disagrees with Ms. Brown's and Mr. Hosterman's interpretation and feels that after spending \$16,000 to \$17,000 this could have been done better. Ms. Brown noted that all zoning relief and SALDO waivers needed for the development project have been identified to enable Mr. McLaughlin to proceed. He feels he has to take a legal challenge. He said it appears they have an impasse at the language. A lengthy discussion ensued.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Miscellaneous Driveway, SALDO and Zoning Ordinance Amendments

Mr. Parson made a motion to reconsider approval from the last meeting of these Ordinance Amendments in order to make further Amendments. Mrs. Alexis seconded the motion. The motion carried with a 4-0-1 vote with Mr. Lacon abstaining.

Ms. Brown discussed a couple of issues with the Ordinance Amendments. A discussion ensued and changes were noted to be made. Mr. Tietjen made a motion to recommend the Miscellaneous Driveway, SALDO and Zoning Ordinance Amendments go to the Board of

Supervisors with the changes discussed. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies stated an updated version of Sections 303, 304 and the new SALDO section were in their packets and did they have any questions or changes. A discussion ensued. No major comments were made regarding Sections 303, 304 and the new SALDO section. Mr. Tralies estimates it will take eight (8) meetings to get through the growing greener amendments.

Mr. Tralies addressed the memo from Mr. Woessner. Mr. Tralies stated with regard to the draft versions he will add dates to them. Regarding the density factor, a discussion ensued and Mr. Tralies will do a revision and they can decide about it at a later date.

Mr. Tralies continued where they left off from the last meeting regarding the Growing Greener Ordinance Amendments. A lengthy discussion ensued.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:39 pm. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary